

## **EXHIBIT 43**

Message

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**From:** Jonathan Imani [jimoni@imcarch.com]  
**Sent:** 3/13/2018 4:06:48 PM  
**To:** Eugene Mekhtiyev [emekhtiyev@imcarch.com]  
**CC:** Zev Steinmetz [zev@cdcony.com]; Aron Feldman [Aron@cdcony.com]; Raymond Levin [rlevin@slaterbeckerman.com]; Sam Rottenberg [sam.rottenberg@gmail.com]; Simon Dushinsky [simon@rabskygroup.com]; Dominick Casale [dcasale@imcarch.com]  
**Subject:** Re: 840 Atlantic Progress Set  
**Attachments:** 180313 840 Atlantic Ave ULURP.pdf

Correct file attached.

**Thank you,**  
**Jonathan Imani Associate AIA**

Principal

**IMC Architecture DPC**  
254 36th Street, Unit #21  
Building#2, 3rd Flr. Suite C312  
Brooklyn, NY 11232

t. [212.796.2527](tel:212.796.2527)  
[jimoni@imcarch.com](mailto:jimoni@imcarch.com)  
[www.imcarchitecture.com](http://www.imcarchitecture.com)

The information contained in the above reports is the opinion of the writer and his/ her interpretation of the various NYC Construction Codes and Laws referenced therein. It is also based on the information that you have provided. As this opinion is only advisory, the final decision is the responsibility of the designated authority charged with the administration and enforcement of said codes.

On Tue, Mar 13, 2018 at 11:57 AM, Eugene Mekhtiyev <[emekhtiyev@imcarch.com](mailto:emekhtiyev@imcarch.com)> wrote:

All, please find attached the 840 Atlantic progress set. We will have a few hard copies for our meeting later today.

Best,

**Eugene Mekhtiyev AIA, LEED<sup>GA</sup>, Revit<sup>CP</sup>**  
Principal

**IMC Architecture DPC**  
254 36th Street, Unit #21  
Building#2, 3rd Flr. Suite C312  
Brooklyn, NY 11232

t. [212.796.2527](tel:212.796.2527)  
[emekhtiyev@imcarch.com](mailto:emekhtiyev@imcarch.com)  
[www.imcarchitecture.com](http://www.imcarchitecture.com)

**Exhibit**  
**P43**





IMC ARCHITECTURE DPC  
254 36TH ST, UNIT #21  
BLDG#2, 3RD FLR, SUITE C312  
BROOKLYN, NY 11232

# ATLANTIC AVE REZONING

840 ATLANTIC AVE  
BROOKLYN NY 11238

AREA PLAN  
DATE: 03/13/18  
JOB NUMBER: -

A-0



Section	Location	840 Atlantic Ave
	Block	1122
	Lots	1, 68, 69, 70, 71
	BIN	
	Zoning Map	16c
	Zoning district	C6-4
	Special district	N/A
	Inclusionary Housing (Appendix F)	MIH under ULURP
	Transit Zone (Appedix I)	Yes
	Community District	BK 8
Scope Of Work	Special Flood Hazard District (N/A)	3604970212F
	CEQR # (Appendix C)	N/A
ZR23-65(a)		ULURP (Tower on a Base)
	Total Lot Area (170' x 200')	34000.00
		C6-4
ZR34-112	Applicable Residential Bulk Regulations in C6-4 Districts.	R10
Uses		Permitted
ZR22-00	Uses	
ZR32-10		
Bulk		
FAR		Permitted
ZR34-221		
ZR35-23		
ZR23-152	Max Residential FAR (Mandatory Inclusionary Housing)	12
ZR23-154	Max Allowable Residential SF ( Mandatory Inclusionary Housing)	408,000.00
ZR35-31	Max Commercial FAR	10
ZR33-122	Max AllowableCommercial SF	340,000.00
ZR35-31	Max Community Facility FAR	10
ZR33-123	Max Allowable Community Facility SF	340,000.00
Density Regulation		Required / Permitted
ZR35-40	Where floor area in a building is being shared by multiple uses. The density shall be based on the maximum floor area allowed by the residential portion.	
	Density Factor with Inclusionary Housing	680
	Max Allowable DU including Inclusionary Housing	600
Sky Exposure Plane		Required / Permitted
ZR23-641	Res Maximum Height of Front Wall	85 ft or 9 Stories, whichever is less
	Res Initial Setback on Narrow Street	20
	Res Initial Setback on Wide Street	15
	Res Sky Exposure Plane on Narrow Street	2.7 : 1
	Res Sky Exposure Plane on Wide Street	5.6 : 1
ZR23-65	Any portion or portions of buildings which in the aggregate occupy not more than 40 percent of the lot area of a zoning lot, may penetrate an established sky exposure plane in accordance with the provisions of this Section. Such portions of buildings that penetrate a sky exposure plane are referred to as towers.	
ZR23-651(2)	Any tower located above a base shall not be subject to the provisions of section 23-64	
Special Tower Regulations for Mixed Use Buildings		Required / Permitted
ZR35-64(c)	In C6-4 districts,where no more then two stories of a mixed use building are occupied by non residential uses, the tower regulations applicable to the residential portion of such mixed use building may be governed by section 23-652. Tower regulation for any other mixed use building shall be goverened by the regualtion of section 33-45	
Tower Lot Coverage		Required / Permitted
ZR23-65	Max Tower Coverage Regulations	40%
ZR33-451	Max Tower Coverage Regulations SF	13,600

Tower Location Regulations		Required / Permitted
ZR23-652	Tower Setback on Narrow Street	15' - 0"
	Tower Setback on Wide Street	10' - 0"
ZR33-451	Tower Setback on Narrow Street	15' - 0"
	The aggregate area so occupied within 50 feet of a narrow street shall not exceed 1,875 square feet	
	If all of the buildings on a zoning lot containing such tower do not occupy at any level more than the maximum percent of the lot area set forth in this Section. The tower may occupy any portion of the zoning lot located 20 feet or more from the street line of a narrow street, provided that the aggregate area so occupied within 50 feet of a narrow street shall not exceed 2,250 square feet	
	Tower Setback on Wide Street	10' - 0"
	The aggregate area so occupied within 40 feet of a wide street shall not exceed 1,600 square feet.	
	If all of the buildings on a zoning lot containing such tower do not occupy at any level more than the maximum percent of the lot area set forth in this Section. The tower may occupy any portion of the zoning lot located 15 feet or more from the street line of a wide street, provided that the aggregate area so occupied within 40 feet of a wide street shall not exceed 2,000 square feet	
Yard Regulations		Required / Permitted
ZR23-462(c )	Residential Side Yard	0'-0" However if a side Yard is provided it must be at least 8'-0"
ZR23-532(a)	Res Required Rear Yard Equivalent	60' - 0" Midway
ZR23-532(b)		30'-0" along both frontages
ZR23-532(c)		30'-0" along both side lot lines
ZR23-541	Residential Rear Yard - Within 100'-0" of corner	0'-0"
ZR33-24	Commercial & Community Facility Side Yard	0'-0" However if a side Yard is provided it must be at least 8'-0"
ZR33-281	Commercial & Community Facility Rear Yard	Equivelant Not Applicable
ZR33-301	Commercial & Community Facility Rear Yard - Within 100'-0" of corner	0'-0"
Court Regulations		Required / Permitted
ZR23-851	Min Area of an Inner Court	1200 SF
ZR23-462(c )	Min Dimension of an Inner Court	30' - 0"
ZR23-711	Min Required Distanced between Legally Required Window to Window	60' - 0"
	Min Required Distanced between Legally Required Window to Wall	50'-0"
	Min Required Distanced between Legally Required Wall to Wall	40'-0"
Parking Requirement		Required / Permitted
ZR36-12	Max Size of Residential Group Parking Facilities	200 Spots
	Max Size of Commercial or Com. Fac Group Parking Facilities	150 Spots
ZR25-163	Maximum Permitted number of spots	1 per 225 SF of Lot Area
	Maximum number of residential spots	151.11
ZR25-23	Residential Parking Requirements	40%
ZR25-251	Income Restricted Housing Units within Transit Zones	Not Required
ZR36-21	Community Facility Parking Requirments [Depending on Use]	None Required
	Commercial Parking Requirments [General Retail PRC-B]	None Required
Loading Berth Requirements		Required
ZR36-62	First 25,000 SF of Floor Area	None Required
	Next 15,000 SF of Floor Area	1
	Next 60,000 SF of Floor Area	1
Bicycle Enclosed Parking Requirement		Required
ZR25-811	Residential	1 per 2 dwelling units
ZR36-70	Commercial & Community Facility [Depending on Use]	1 per 10,000 SF
Notes		
	1 Lot area based on the on-line digital tax map	
	2 For Corner lots, the maximum lot coverage is 100% and there is no rear yard requirement.	
	3 The information contained in the above report is the opinion of IMC Architecture DPC's interpretation of the various NYC construction codes and laws referenced therein. It is also based on the information that you have provided. As this opinion is only adversory, the final decision is the responsibilty of the designated authority charghed with the	



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# ATLANTIC AVE REZONING

840 ATLANTIC AVE  
BROOKLYN NY 11238

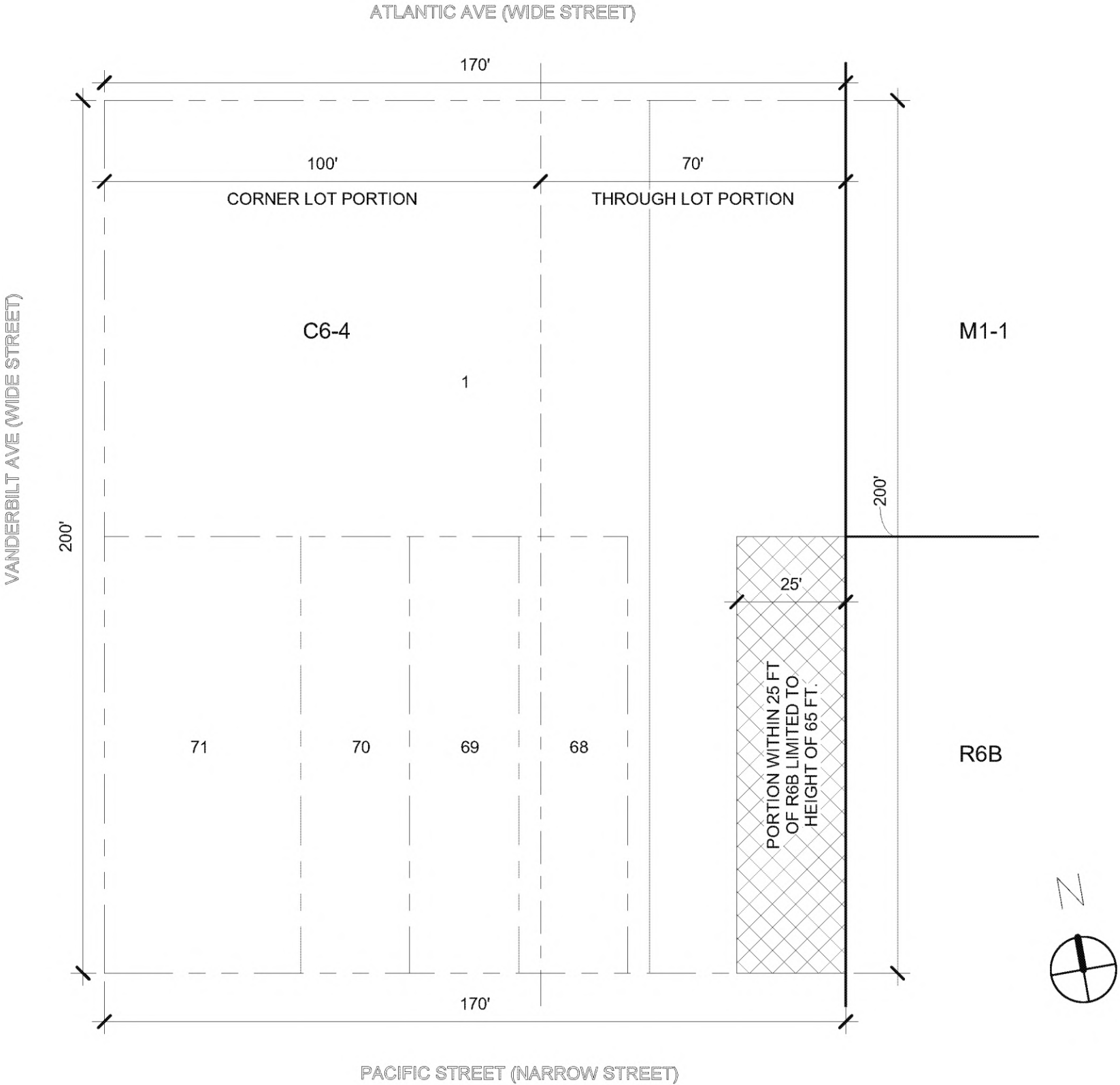
ZONING ANALYSIS

DATE: 03/13/18

JOB NUMBER: -

A-1





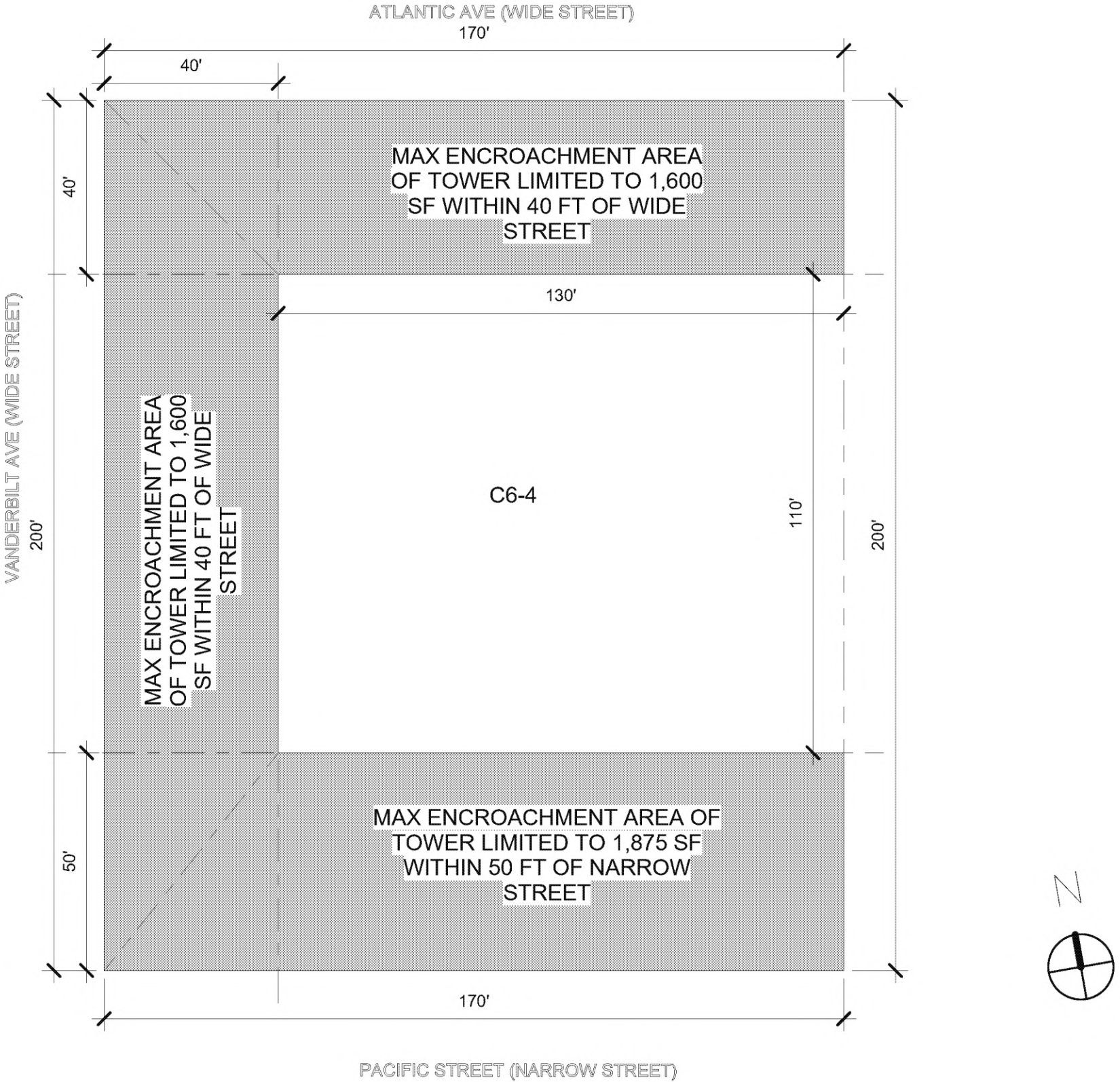
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# ATLANTIC AVE REZONING

840 ATLANTIC AVE  
BROOKLYN NY 11238

LOT PLAN  
DATE: 03/13/18  
JOB NUMBER: -

A-2

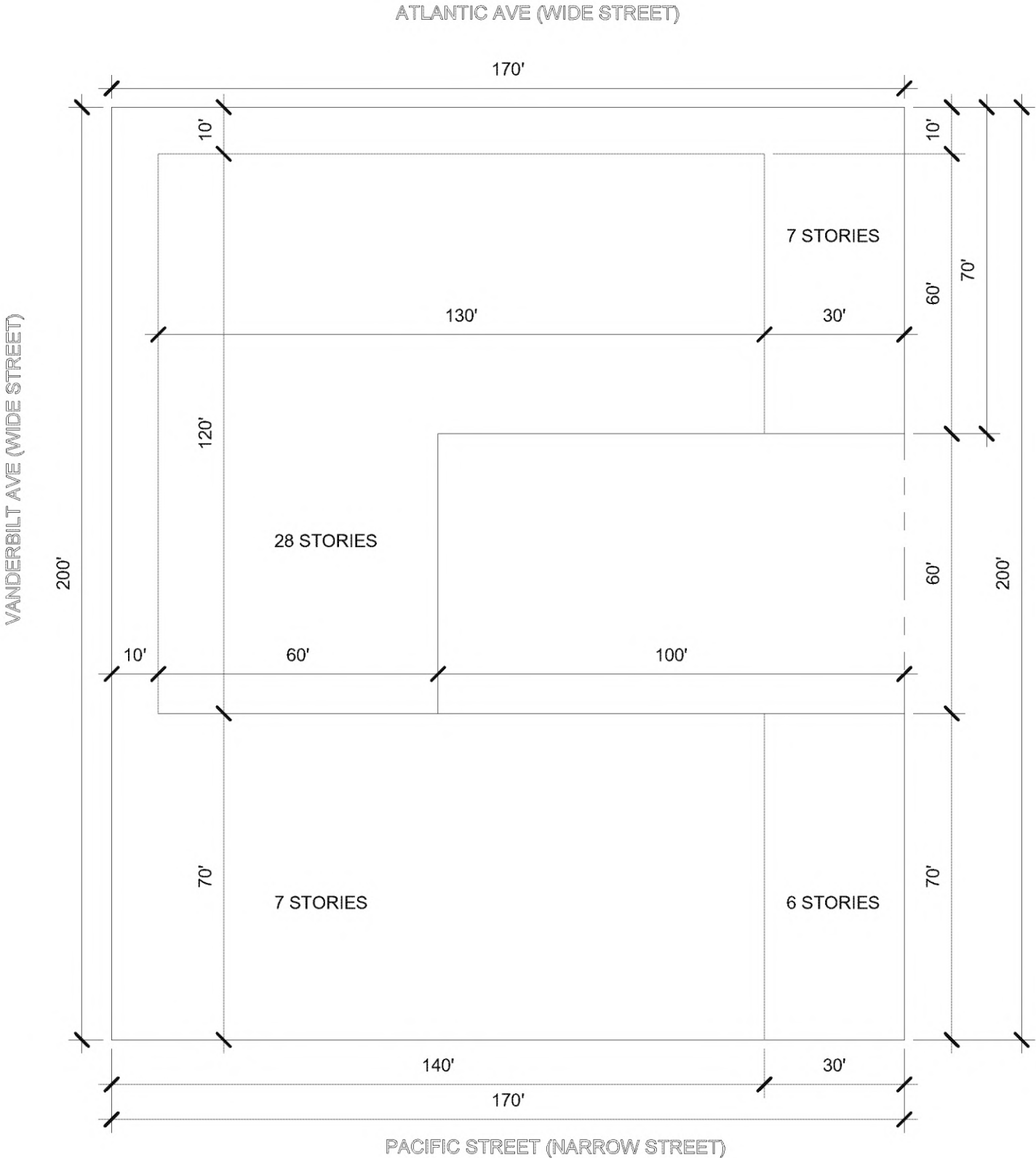


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# ATLANTIC AVE REZONING

840 ATLANTIC AVE  
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COMMERCIAL TOWER LOT PLAN  
DATE: 03/13/18  
JOB NUMBER: -



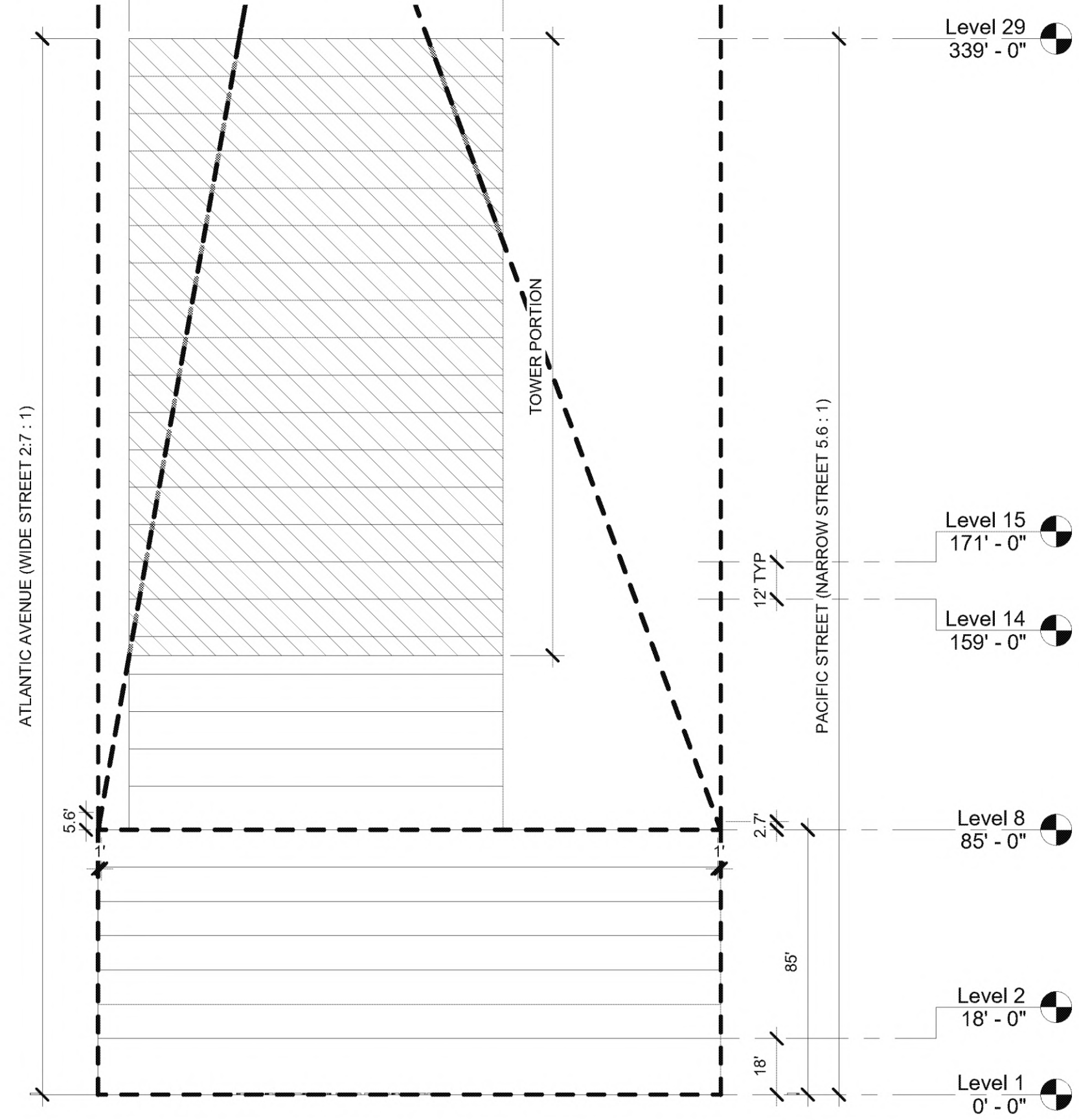
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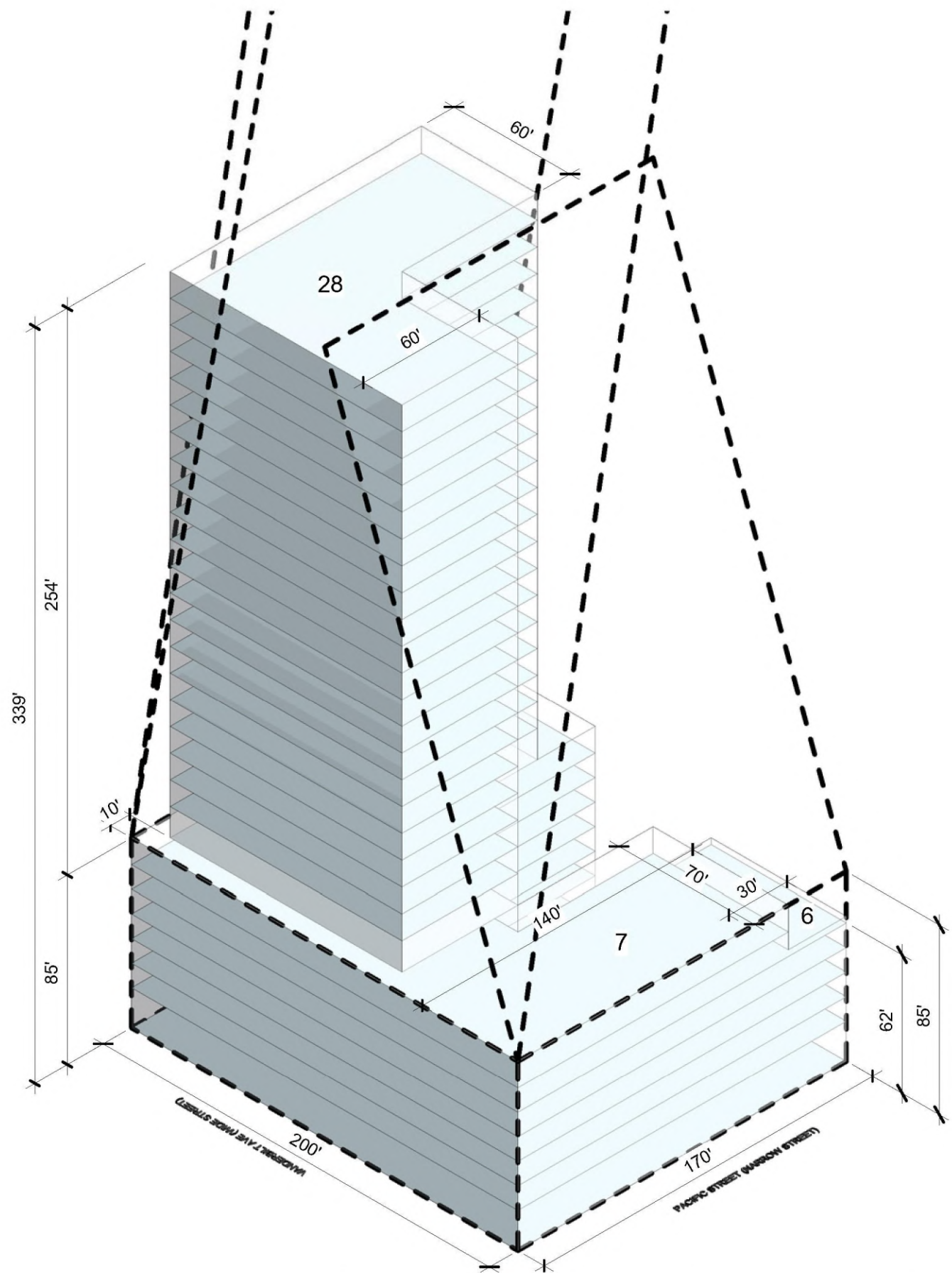
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SITE PLAN OPTION A  
DATE: 03/13/18  
JOB NUMBER: -









Tower Option A	
Level	Floor Area
Level 1	28000 SF
Level 2	28000 SF
Level 3	28000 SF
Level 4	28000 SF
Level 5	28000 SF
Level 6	28000 SF
Level 7	25900 SF
Level 8	11400 SF
Level 9	11400 SF
Level 10	11400 SF
Level 11	11400 SF
Level 12	11400 SF
Level 13	11400 SF
Level 14	11400 SF
Level 15	11400 SF
Level 16	11400 SF
Level 17	11400 SF
Level 18	11400 SF
Level 19	11400 SF
Level 20	11400 SF
Level 21	11400 SF
Level 22	11400 SF
Level 23	11400 SF
Level 24	11400 SF
Level 25	11400 SF
Level 26	11400 SF
Level 27	11400 SF
Level 28	11400 SF
Grand total: 28 433300 SF	



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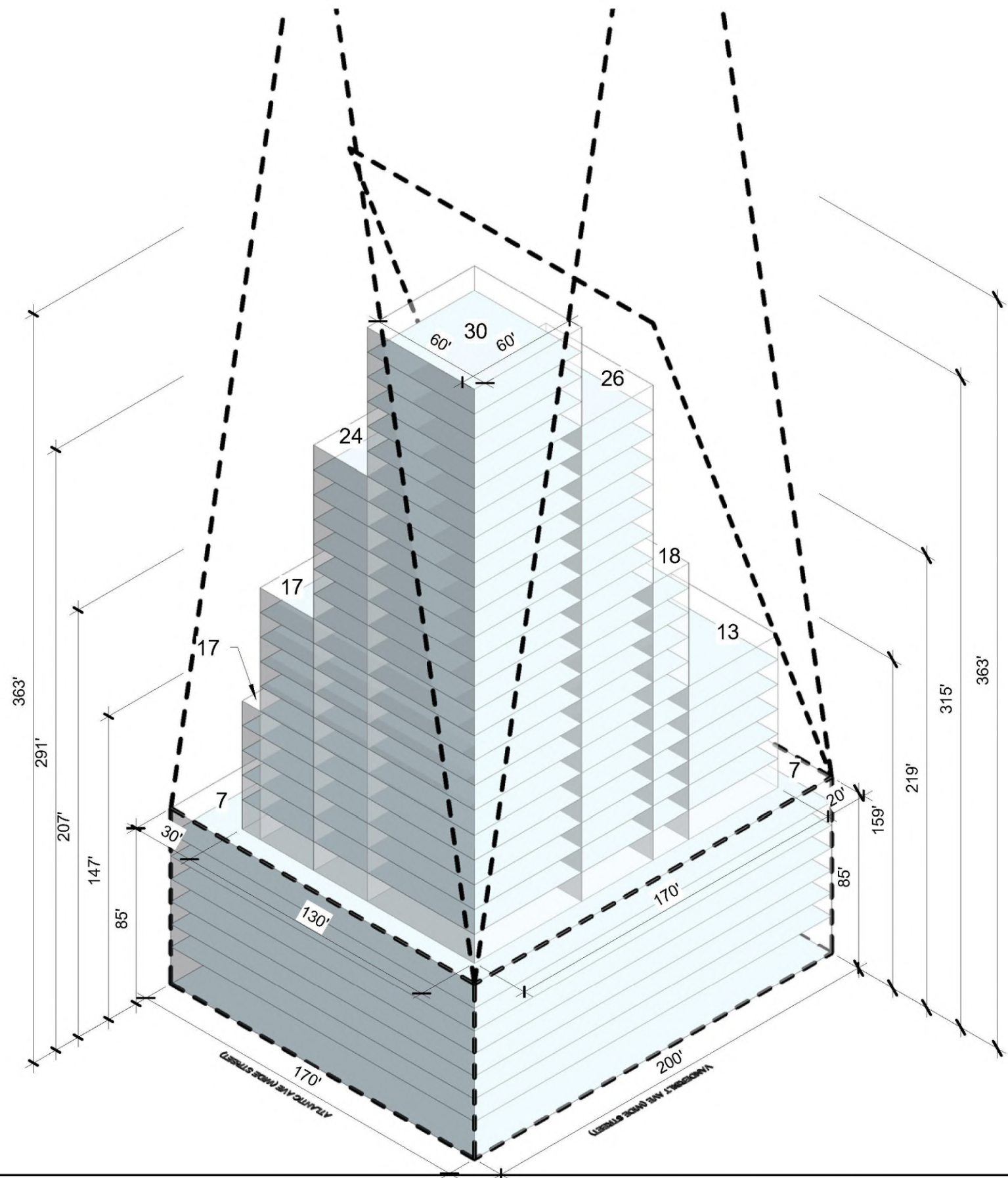
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840 ATLANTIC AVE  
BROOKLYN NY 11238

ZONING BULK OPTION A  
DATE: 03/13/18  
JOB NUMBER: -

A-6





Tower Option B	
Level	Floor Area
Level 1	28000 SF
Level 2	28000 SF
Level 3	28000 SF
Level 4	28000 SF
Level 5	28000 SF
Level 6	28000 SF
Level 7	25900 SF
Level 8	17900 SF
Level 9	17900 SF
Level 10	14400 SF
Level 11	14400 SF
Level 12	14400 SF
Level 13	13800 SF
Level 14	10800 SF
Level 15	10800 SF
Level 16	10800 SF
Level 17	10800 SF
Level 18	9000 SF
Level 19	7800 SF
Level 20	7800 SF
Level 21	7800 SF
Level 22	7800 SF
Level 23	7800 SF
Level 24	7800 SF
Level 25	6000 SF
Level 26	6000 SF
Level 27	3600 SF
Level 28	3600 SF
Level 29	3600 SF
Level 30	3600 SF
Grand total: 30 412100 SF	



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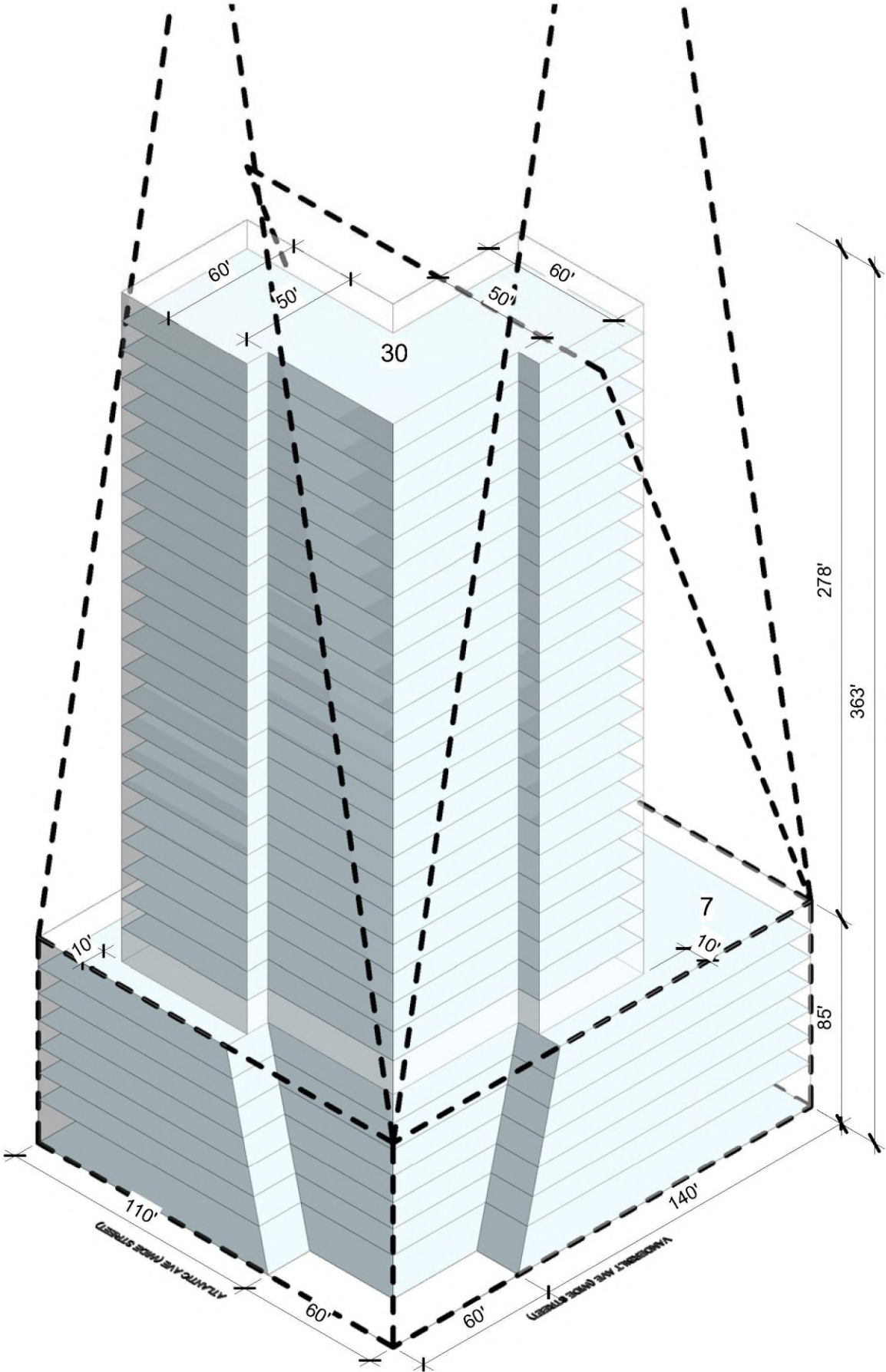
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840 ATLANTIC AVE  
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ZONING BULK OPTION B  
DATE: 03/13/18  
JOB NUMBER: -

A-7





Tower Option C	
Level	Floor Area
Level 1	26000 SF
Level 2	25831 SF
Level 3	25727 SF
Level 4	25624 SF
Level 5	25520 SF
Level 6	25416 SF
Level 7	23213 SF
Level 8	10100 SF
Level 9	10100 SF
Level 10	10100 SF
Level 11	10100 SF
Level 12	10100 SF
Level 13	10100 SF
Level 14	10100 SF
Level 15	10100 SF
Level 16	10100 SF
Level 17	10100 SF
Level 18	10100 SF
Level 19	10100 SF
Level 20	10100 SF
Level 21	10100 SF
Level 22	10100 SF
Level 23	10100 SF
Level 24	10100 SF
Level 25	10100 SF
Level 26	10100 SF
Level 27	10100 SF
Level 28	10100 SF
Level 29	10100 SF
Level 30	10100 SF
Grand total: 30 409631 SF	



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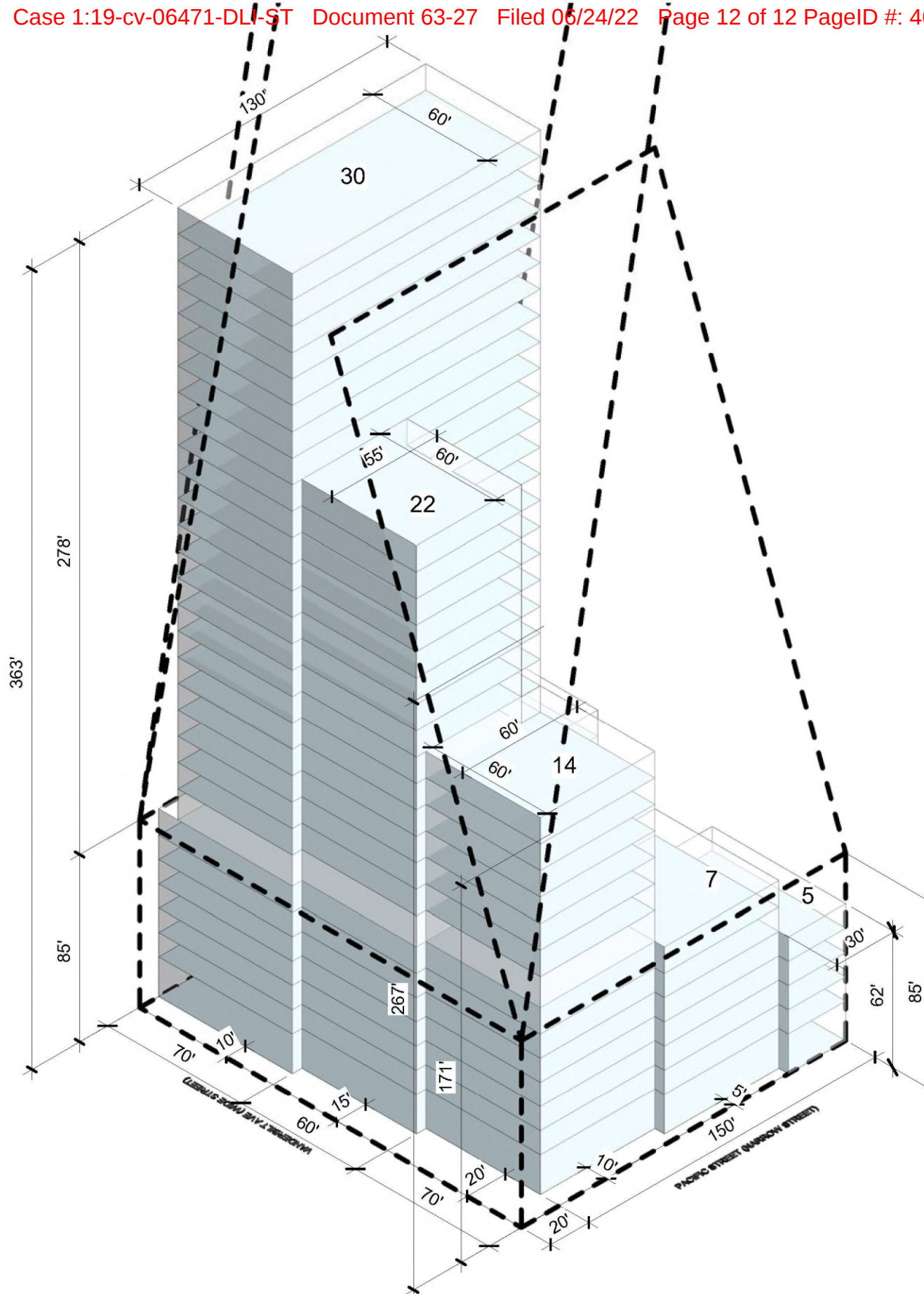
# ATLANTIC AVE REZONING

840 ATLANTIC AVE  
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ZONING BULK OPTION C  
DATE: 03/13/18  
JOB NUMBER: -

A-8





Tower Option D	
Level	Floor Area
Level 1	24100 SF
Level 2	24100 SF
Level 3	24100 SF
Level 4	24100 SF
Level 5	24100 SF
Level 6	22000 SF
Level 7	22000 SF
Level 8	14700 SF
Level 9	14700 SF
Level 10	14700 SF
Level 11	14700 SF
Level 12	14700 SF
Level 13	14700 SF
Level 14	14700 SF
Level 15	11100 SF
Level 16	11100 SF
Level 17	11100 SF
Level 18	11100 SF
Level 19	11100 SF
Level 20	11100 SF
Level 21	11100 SF
Level 22	11100 SF
Level 23	7800 SF
Level 24	7800 SF
Level 25	7800 SF
Level 26	7800 SF
Level 27	7800 SF
Level 28	7800 SF
Level 29	7800 SF
Level 30	7800 SF
Grand total: 30	418600 SF



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# ATLANTIC AVE REZONING

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## ZONING BULK OPTION D

DATE: 03/13/18

JOB NUMBER: -

A-9